

# OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

## Proceedings, October 12, 1965

The meeting was called to order at 1:35 P.M. by President Froh.

### ROLL CALL

Present: Commissioners Blackall, Froh, Oliver, Patterson—4.

Absent: Commissioner Owen—1.

The minutes of the September 21, 1965 organizational meeting were approved as printed.

Mr. Froh discussed the importance of determining the best procedure to follow before the presentation of the application for a Program Reservation to the Housing and Home Finance Agency.

The Application for Program Reservation and Preliminary Loan was given consideration.

The sections on housing, employment, economic, elderly and relocation, which were considered during previous meetings, were discussed briefly.

A great deal of discussion was devoted

to the section on income limits for occupancy.

The Commission decided to withhold approval of the entire application until the next meeting.

It was moved by Mrs. Oliver and supported by Rev. Patterson to change our next meeting date from Tuesday October 19, 1965 to Thursday October 21, 1965 and not to hold a meeting during the week of October 26, 1965 to allow the Commission members and Director to attend conferences.

Yeas: Blackall, Froh, Oliver, Patterson—4.

Motion carried.

The meeting was adjourned at 4:00 P.M.

Respectfully submitted,

WILLIAM MATEER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

## Proceedings, November 9, 1965

The meeting was called to order by President Froh at 1:30 P.M.

### ROLL CALL

Present: Commissioners Blackall, Froh, Oliver, Owen, Patterson—5.

Absent: None.

The minutes of the October 21, 1965 and November 1, 1965 meeting were approved as printed.

### REPORT OF THE DIRECTOR

The Director reported on the status of the application for a program reservation which was submitted to Council.

**REPORT OF THE PRESIDENT**

President Froh informed the Commission of his progress in setting a meeting date with the Board of Realtors. The Executive Secretary of the Board of Realtors informed President Froh that a meeting during the next week would be difficult because many of the members will be attending a national convention.

The President plans to contact them upon their return.

The President also informed the Commission of his desire to establish the following sub-committees:

Sites—Commissioners Owen and Patterson.

Staffing—Commissioner Blackall.

Regulations—Commissioner Oliver.

Commissioner Patterson moved and Commissioner Blackall supported the motion that the Housing Commission approve President Froh's appointments.

Motion carried unanimously.

Commissioner Oliver moved and Commissioner Blackall seconded the motion that the Housing Commission have interviews with and select an architect before a definite selection of sites.

A discussion followed concerning the importance of an early selection of an architectural firm which would include a landscape architect.

The motion carried unanimously.

The Commission then heard from Mr. Theodore Veenstra, Assistant Director for Public Housing Programs in this region.

There was a general discussion of the proper procedures and amount of time required for each step in developing a program.

Also, there was a discussion of new leasing program.

It appearing that there was present a quorum of the members of the Lansing

Housing Commission so appointed, the following resolution was introduced by Commissioner Owen:

**RESOLUTION NO. 7****RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF APPLICATION FOR RESERVATION OF LOW-RENT HOUSING AND FOR A PRELIMINARY LOAN**

WHEREAS the Lansing Housing Commission has found and hereby determines that there is a need for low-rent housing to meet needs not being adequately met by private enterprise within its area of operation;

**NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE LANSING HOUSING COMMISSION AS FOLLOWS:**

The Secretary shall cause to be prepared and the President and the Secretary shall sign and send to the Public Housing Administration ("PHA"), an application for a reservation of 500 dwelling units of low-rent public housing and for a preliminary loan in the amount of approximately \$60,000.00 to be sent for the preparation of housing surveys and preliminary plans for the development of a low-rent housing project or projects consisting of the aforesaid dwelling units and necessary appurtenances.

After discussion of the Resolution, Commissioner Owen moved that the foregoing Resolution be adopted as read, which motion was seconded by Commissioner Oliver, and upon roll call the "yeas" and "nays" were as follows:

Yeas: Commissioners Blackall, Froh, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared said motion carried and said Resolution adopted.

The meeting was adjourned at 3:50 P.M.

Respectfully submitted,

**WILLIAM MATEER,**  
Secretary and Director.

# OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

## Proceedings, November 23, 1965

The meeting was called to order by Vice-President Oliver at 1:30 P.M.

### ROLL CALL

Present: Commissioners Blackhall, Oliver, Owen, Patterson—4.

The minutes of the November 16, 1965 meeting were approved as printed.

### COMMUNICATIONS

A letter from Otis Winn Architect Company stating the availability of their services.

Placed on file.

### REPORT OF DIRECTOR

The Director reported his attempt to complete the Capital Improvement Program forms and the difficulties of arriving at conclusions during this phase of Commission development.

A report was given of a meeting attended on November 19th and a meeting to be held on November 26 to coordinate planning efforts for community centers. The participants are Park and Recreation Department, Planning Department, Economic Opportunity Committee and Community Services Council Project on Aging.

It appearing that there was present a quorum of the members of the Lansing Housing Commission so appointed, the following resolution was introduced by Commissioner Owen:

### RESOLUTION NO. 8

Resolved by the Lansing Housing Commission that low-rental housing projects for family units should contain no more than fifty (50) units per site, preferably less.

After discussion of the resolution, Commissioner Owen moved that the foregoing resolution be adopted as read, which motion was seconded by Commissioner Blackall, and upon roll call, the "ayes" and "nays" were as follows:

Ayes: Commissioners Blackall, Oliver, Owen, Patterson—4.

Nays: None.

The Vice-President thereupon declared said motion carried and said resolution adopted.

The following resolution was introduced by Commissioner Owen, read in full, and considered:

### RESOLUTION NO. 9

Resolved that the Lansing Housing Commission approves and recommends to the City Council that a site within the Urban Renewal area be reserved for a low-rent high-rise elderly unit.

Commissioner Owen moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Blackall, and upon roll call the "ayes" and "nays" were as follows:

Ayes: Commissioners Blackall, Oliver, Owen, Patterson—4.

Nays: None.

The Vice-President thereupon declared said motion carried and said resolution adopted.

A general discussion of the most practical procedure to follow for timing the commencement and completion dates of the various projects. The necessity of a decision on this matter before discussions with architects was considered.

No action was taken at this time.

The meeting was adjourned at 3:40 P.M.

Respectfully submitted,

WILLIAM MATEER,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

## Proceedings, November 30, 1965

The meeting was called to order by Vice-President Oliver at 1:35 P.M.

### ROLL CALL

Present: Commissioners Blackall, Oliver, Owen—3.

Absent: Commissioner Patterson—1.

The minutes of the November 23, 1965 meeting were approved as printed.

Mr. Ed. Brown, Senior Planner for the City Planning Department, outlined possible sites for low-rent housing. A discus-

sion of the advantages and disadvantages of the various sites followed.

Mrs. Oliver suggested that the Commission consider visiting cities in this section of the state with low-rent housing.

The Director was requested to investigate the possibilities of a trip being planned for December 28th.

The meeting was adjourned at 3:30 P.M.

Respectfully submitted,

WILLIAM MATEER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

## Proceedings, December 7, 1965

The meeting was called to order by Vice-President Oliver at 1:35 P.M.

### ROLL CALL

Present: Commissioners Oliver, Owen, Patterson—3.

Absent: Commissioner Blackall—1.

The Commission discussed an invitation to tour married housing at Michigan State University. The Commission decided to accept the invitation and requested the Director to make the necessary arrangements.

### DIRECTOR'S REPORT

The Director reported on some materials received from the National Association of Housing and Redevelopment Officials explaining procedures for selecting an architect and on successful design of housing in other communities.

A general discussion followed.

A report was given on the continuing investigation of a leasing program. The Commission was brought up to date with the latest information.

The Commission received a suggested check list for analysis of proposed sites,

which was prepared by the Vice President and Director. This was approved after discussion.

The Commission considered the type of housing projects they would like to visit on December 28th. There was an expressed interest in visiting a high-rise for elderly and some not-so-successful housing projects.

The Director was instructed to make the arrangements for the trip.

The meeting was adjourned at 2:45 P.M.

Respectfully submitted,

WILLIAM MATEER,  
Secretary.

## OFFICIAL PROCEEDINGS OF HUMAN RELATIONS COMMITTEE OF THE CITY OF LANSING

### Proceedings, November 18, 1965

Meeting was called to order by Chairman Hugo Lundberg.

#### ROLL CALL

Present: Cutler, Dunning, Frankel, Goodman, Lundberg, Faiver, Davenport—7.

Absent: Gannon, Haruska, G. Lett, Lyons, Darling—5.

Visitors: Rev. Manker Harris from the Council of Churches, representatives from the Neighbor-to-Neighbor Committee and from the League of Women Voters, and a representative from the Anti-Defamation League of B'nai-B'rith. Members from the Junior Human Relations Committee.

Petitions: The petitions were read—3 written petitions, 1 informal petition, all of which have been investigated. Also there were 47 Housing complaints of which 15 were actually resolved; others referred to agencies or relocation officer: 24 calls from people needing rentals; referred to the relocation officer: 11 houses. People called these in as being available to sell at low cost, for the displaced people.

1—Unequal treatment—Tenancy in an apartment being terminated without giving cause for eviction notice. Tenant believes recent visit by Negroes might have precipitated this notice. Agent for apartment denies accusation and cancelled the notice.

1—Discrimination in refusing to serve customer—Referred from the Mayor's office—Patron refused service in a restaurant. After talking with the manager and waitress it was found that the patron had been

objectionable before. According to law, the management reserves the right to refuse service on these grounds.

1—A complaint of alleged police brutality—A mother filed a complaint that her son suffered a severe beating by some members of the Lansing Police Department. The Director presented to the Committee; statements from the victim, witnesses and those members of the Police Department involved. The Director turned over all the material to the Sub-Committee on Research and Public Relations.

#### INFORMAL COMPLAINT

1—A telephone call and complaint—A call was made to the Director to investigate the newspaper advertisements referring to "restricted lots." The caller said that she had been told by the realtor that this means "Negroes can not locate out there." She called the second day at the Directors request and the agent backed off his statement.

#### COMMUNICATIONS

1. A letter has been sent to our Director from the Bethel Baptist Church thanking him for a speech that he gave there.
2. A letter was sent to Dr. Manning, regarding the phazing out of West Junior High School, as requested by the Committee in the October 14th meeting.
3. The charter for the new Junior Human Relations Committee was presented by their President, Diane Burton, to the Chairman, Mr. Lundberg.

# OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

## Proceedings, December 14, 1965

The meeting was called to order at 1:30 P.M. by Vice-President Oliver.

### ROLL CALL

Present: Commissioners Blackall, Oliver, Patterson—3.

Absent: Commissioner Owen—1.

### Report of Director

The Director reported on the City Council resolution clearing the way for the Commission to make an application to the Public Housing Authority to allow the City of Lansing to participate in the leasing program.

The Director reviewed the required application with the Commission, pointing out the need for extensive research on certain sections.

A report was given of a meeting with City Officials and another meeting with Highway Officials, to explore solutions to Lansing's critical relocation problem. These meetings were also attended by members of the Human Relations Committee, Human Relations Director and Relocation Officer.

Commissioner Blackall presented the Commission a copy of his recommendations of criteria to be considered when hiring an architect.

The Housing Commission decided to spend the entire day of December 28, 1965 visiting housing projects in other cities. The Director is to make the arrangements.

The meeting was adjourned at 2:00 P.M. and reconvened at 2:20 P.M. in the office of the Director of Married Housing at Michigan State University.

Commissioner Owen was present at this time.

The Director of Married Housing and the architect for the project discussed their programs before taking the Commission on a tour of the project.

The meeting was adjourned at 4:00 P.M.

Respectfully submitted,

WILLIAM MATEER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

## Proceedings, December 21, 1965

The meeting was called to order by Vice-President Oliver at 1:30 P.M.

### ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Absent: None.

The minutes of the December 14, 1965 meeting were approved as printed.

### CORRESPONDANCE

Letter from Mr. William E. Bergeron, Regional Director of P.H.A., advising of the approval of a portion of the application for program reservation.

### DIRECTOR'S REPORT

The Director reported on arrangements for the December 28th trip to Saginaw to view their housing projects.

It appearing that there was present a quorum of the members of the Lansing Housing Commission so appointed, the following resolution was introduced by Commissioner Owen:

#### RESOLUTION NO. 10

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF APPLICATION FOR FINANCIAL ASSISTANCE FOR LEASING PRIVATELY OWNED HOUSING UNDER SECTION 23 OF THE UNITED STATES HOUSING ACT.

WHEREAS the Lansing Housing Commission has found and hereby determines that there is a critical, immediate need for low-rent housing to meet needs not being adequately met by private enterprise within its area of operation;

NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE LANSING HOUSING COMMISSION AS FOLLOWS:

The Secretary shall cause to be prepared and the President and the Secretary shall sign and send to the Public Housing Administration ("PHA"), an application for financial assistance for leasing 100 dwelling units of privately owned housing pursuant to Section 23 of the United States Housing Act of 1937, as amended by the Housing and Urban Development Act of 1965, and an offer to enter into an annual contributions contract in the amount of \$95,060.00.

After a discussion of the resolution, Commissioner Owen moved that the foregoing resolution be adopted as read, which motion was seconded by Commissioner Patterson, and upon roll call the "yeas" and "nays" were as follows:

Yeas: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

The Vice President thereupon declared said motion carried and said resolution adopted.

The following resolution was introduced by Commissioner Clapp:

#### RESOLUTION II

That the Director be authorized to insert an advertisement in the Michigan Society of Architects' monthly magazine giving basic facts and inviting architects to apply for consideration for our project.

After discussion of the resolution, Commissioner Clapp moved that the foregoing resolution be adopted as read, which motion was seconded by Commissioner Blackall, and upon roll call the "yeas" and "nays" were as follows:

Yeas: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

The meeting was adjourned at 3:50 P.M.